



BRIAN JOHNSON

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CHRIS NAFF

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	13,273 SF	
Space Available:	6,271 SF	
Year Built:	1992	
	Renovated in 2011	
Zoning:	C - Commercial	
Electric & Gas:	National Grid	
Water:	Town of Spencer	
Sewer:	On-site septic system	
Parking:	8 spaces per 1,000 SF	
Lease Rate:	\$22.00 SF/yr (Plus Utilities)	

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates, Inc. is pleased to introduce 6,271 square feet of medical office space available in Suite B at 407 E. Main Street in Spencer, MA. Most recently occupied by the Reliant Medical Group, the space was utilized as an internal medicine use with a mix of exam rooms and consult rooms with check-in counters and reception areas presently in place. The property boasts a parking ratio of 8 spaces per 1,000 square feet, providing accessible and convenient onsite parking for clients, patients, and employees. Suite A will be occupied by the Spencer Veterinary Hospital. Please give us a call today to schedule a tour!

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	227	6,288	28,394
Total Population	618	16,356	75,654
Average HH Income	\$81,686	\$78,645	\$81,784

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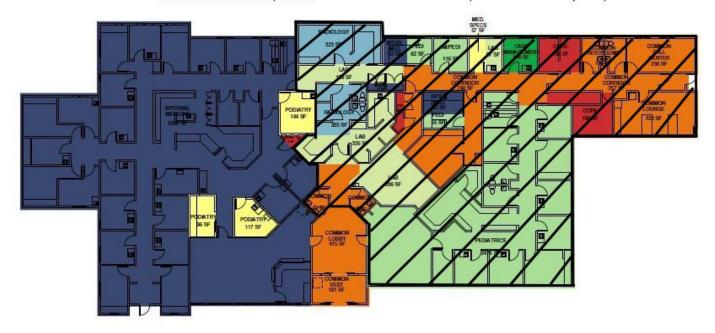


120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

FLOOR PLAN

Suite B: Available 6,271 SF

Suite A: Spencer Veterinary Hospital





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INTERIOR PHOTOS









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EXTERIOR PHOTOS









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